

For Sale

±1.51 Acres  
Subdividable Land



# Saluda Springs: Mixed Use Development

## Sunset Boulevard, South Carolina

**NAI**Avant

**Ben Kelly, CCIM**  
+1 803 744 9830  
bkelly@naiavant.com

**Patrick Chambers**  
+1 803 744 9857  
pchambers@naiavant.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

807 Gervais Street, Suite 301  
Columbia, South Carolina 29201  
+1 803.254.0100  
[www.naiavant.com](http://www.naiavant.com)

For Sale

**±1.51 Acres**  
Subdividable Land

## Property Features

Saluda Springs - Sunset Boulevard, Lexington, South Carolina

**LOCATION DESCRIPTION:** The site is located on Saluda Springs Road, just off Sunset Boulevard (US Hwy 378) in Lexington; in the heart of Lexington's primary retail corridor behind Southern First Bank and La-Z-Boy Furniture. The site is adjacent to the proposed ±135,000 SF Lexington Marketplace - a community shopping center boasting retailers such as The Fresh Market, Hobby Lobby, Ulta Beauty, Taziki's, and MOD Pizza.

**SITE SIZE:** ±1.51 AC  
Owner willing to subdivide into two (2) ±0.75 AC sites

**UTILITIES:** Water & Sewer - Town of Lexington  
Stormwater detention is provided off site

**2017 TRAFFIC COUNTS:** 39,500 VPD (Station 181) Sunset Boulevard

2018 DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	7,178	33,365	86,756
Households:	2,837	13,249	34,085
Average Household Income:	\$102,615	\$95,373	\$89,662

**PROPERTY DESCRIPTION:** The site is part of a ±21 AC mixed-use development consisting of Southern First Bank, La-Z-Boy Furniture, Lexington Facial and Oral Surgery, and 71 single-family residences. There is direct access to the site from Sunset Blvd. and private driveway deeded access to the signalized intersection of Sunset Blvd. and Whiteford Way. Signage is also available at the intersection of Saluda Springs Rd. and Sunset Blvd. Other retailers in close proximity to the site include Kohl's, TJ Maxx, Lowe's, Panera, Walmart, Target, Best Buy, The Casual Pint, World Market, PetSmart, Publix, Home Depot, Mellow Mushroom, Starbucks, and more.

**ZONING:** GC (General Commercial)  
Town of Lexington

**PRICING:** \$195,000 (1.51 AC site)  
\$125,000 (per ±0.75 AC site)

**CLICK HERE TO  
WATCH VIDEO**

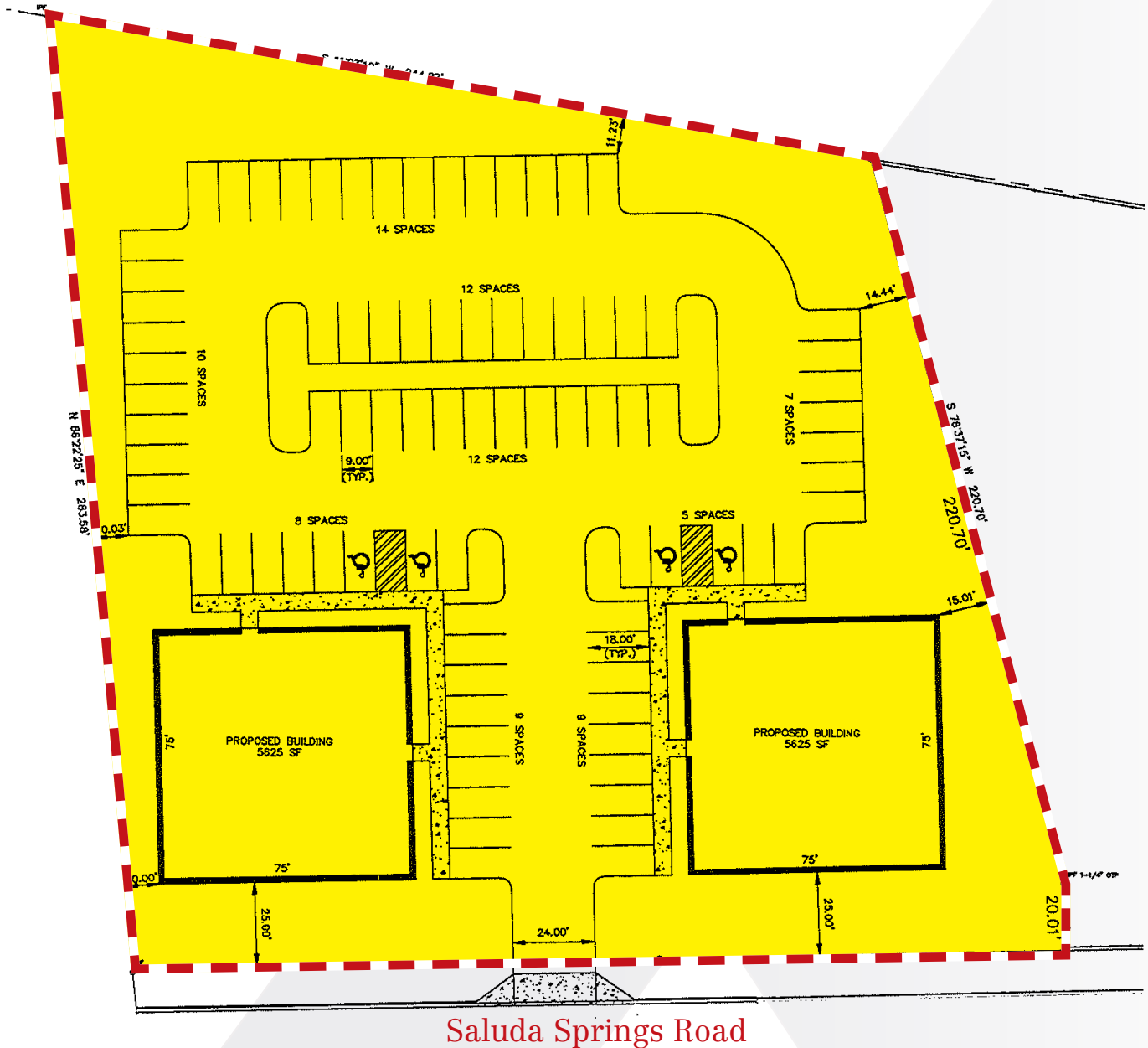




For Sale  
**±1.51 Acres**  
Subdividable Land

# Proposed Site Plan

Saluda Springs - Sunset Boulevard, Lexington, South Carolina



**Seller Will Divide. This conceptual plan is for informational purposes only.**

For Sale

±1.51 Acres  
Subdividable Land

# Lexington Marketplace Site Plan

Saluda Springs - Sunset Boulevard, Lexington, South Carolina

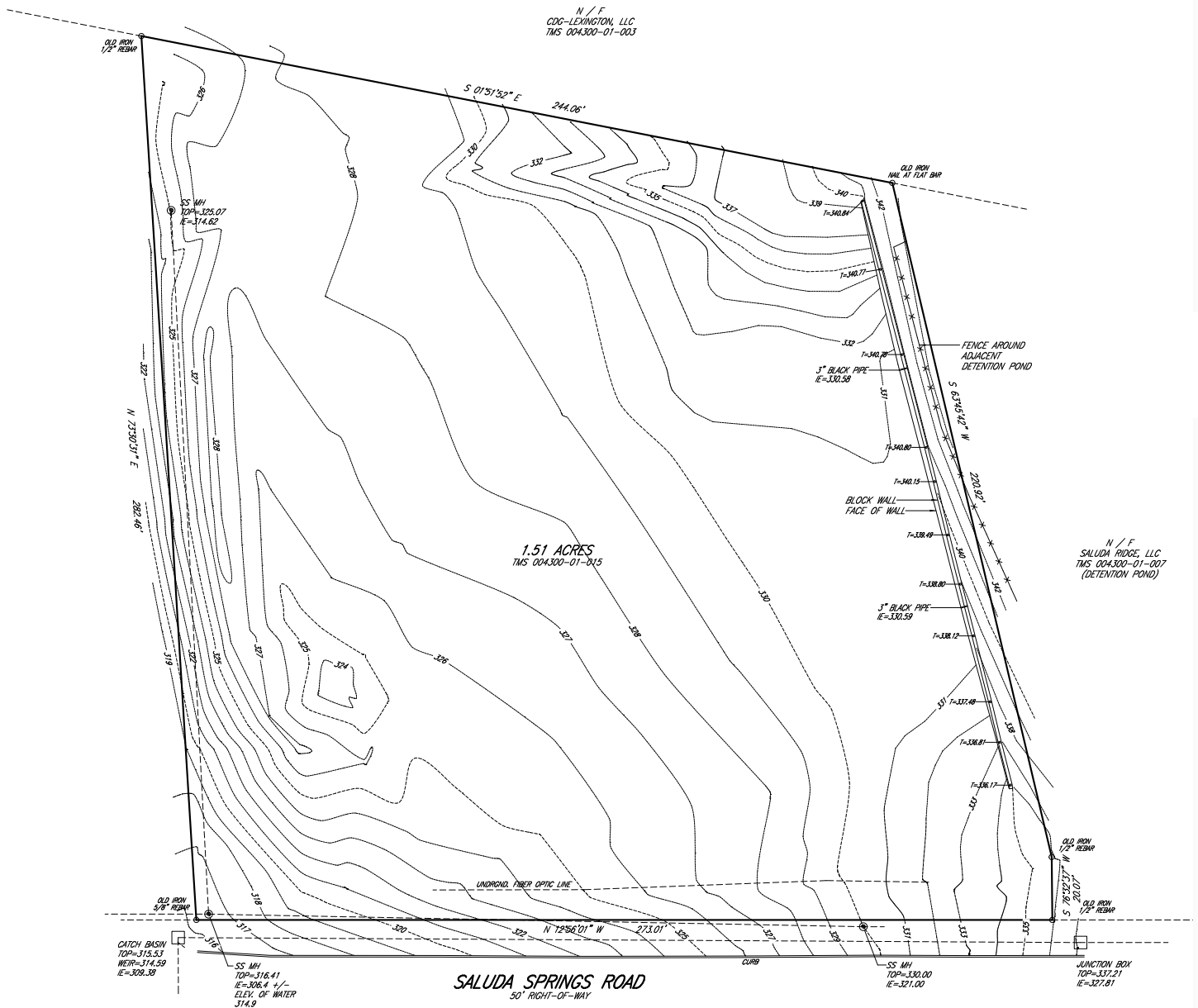


Driveway Access  
to Whiteford Way

For Sale  
**±1.51 Acres**  
Subdividable Land

# Topography

Saluda Springs - Sunset Boulevard, Lexington, South Carolina





Map Updated: 10/27/16. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

# Demographic Profile

Sunset Boulevard & Saluda Springs Road - Lexington, South Carolina 29072

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	6,279	28,499	75,659	2018 Estimate	\$81,101	\$74,555	\$70,885
2018 Estimate	7,181	33,365	86,756	2023 Projection	\$94,851	\$83,172	\$78,960
2023 Projection	7,794	36,525	94,065	<b>Average Household Income</b>			
% Chg. 2018-2023	8.5%	9.5%	8.4%	2018 Estimate	\$102,615	\$95,373	\$89,662
<b>Households</b>				2023 Projection	\$117,990	\$107,821	\$100,723
2010 Census	2,493	11,417	29,884	<b>Per Capita Household Income</b>			
2018 Estimate	2,837	13,249	34,085	2018 Estimate	\$40,423	\$38,391	\$35,434
2023 Projection	3,067	14,470	36,887	2023 Projection	\$46,293	\$43,204	\$39,643
<b>Families</b>				<b>2018 Household Income Dist.</b>			
2010 Census	1,742	7,826	20,949	Less than \$15,000	8.9%	6.7%	7.0%
2018 Estimate	1,950	8,926	23,521	\$15,000 - \$24,999	3.5%	5.8%	5.9%
2023 Projection	2,097	9,694	25,306	\$25,000 - \$34,999	6.5%	7.3%	7.0%
<b>2018 Age Dist.</b>				\$35,000 - \$49,999	12.0%	11.7%	12.5%
0 - 4	6.2%	6.1%	5.8%	\$50,000 - \$74,999	15.4%	18.7%	20.0%
5 - 9	6.5%	6.5%	6.2%	\$75,000 - \$99,999	12.5%	14.1%	15.7%
10 - 14	7.0%	6.8%	6.6%	\$100,000 - \$149,999	22.3%	20.6%	19.2%
15 - 19	6.5%	6.0%	6.0%	\$150,000 - \$199,999	9.4%	7.5%	6.8%
20 - 24	5.4%	5.7%	5.5%	\$200,000 and Up	9.5%	7.5%	5.9%
25 - 34	15.3%	13.4%	13.1%	<b>2018 Dist. by Race &amp; Ethnicity</b>			
35 - 44	15.2%	14.2%	13.6%	White Alone	83.2%	83.7%	81.7%
45 - 54	14.2%	13.8%	13.9%	Black Alone	8.2%	8.7%	11.4%
55 - 64	12.7%	12.9%	13.8%	American Indian Alone	0.2%	0.3%	0.3%
65 - 74	7.1%	8.7%	9.7%	Asian Alone	5.8%	4.4%	3.1%
75 - 84	2.9%	4.1%	4.2%	Pacific Islander Alone	0.2%	0.1%	0.1%
85+	1.1%	1.8%	1.5%	Some Other Race Alone	1.0%	1.2%	1.4%
<b>Median Age</b>				Two or More Races	1.4%	1.6%	2.0%
2010 Census	35.4	37.3	38.3	Hispanic Origin (Any Race)	3.0%	4.1%	4.2%
2018 Estimate	36.9	38.7	39.9	<b>2018 Housing Data</b>			
2023 Projection	38.5	39.7	40.8	Owner Occ. Housing Units	2,123	9,646	26,414
<b>Average Household Size</b>				Renter Occ. Housing Units	714	3,604	7,671
2010 Census	2.52	2.44	2.48	<b>2018 Business Data</b>			
2018 Estimate	2.53	2.47	2.50	Total Businesses:	338	1,478	2,885
2023 Projection	2.54	2.48	2.51	Total Employees:	4,965	17,306	32,617